

Part 20.25O Eastgate Transit Oriented Development Land Use District

20.25O.010 General.

A. Applicability.

1. This Part [20.25O](#), Eastgate Transit Oriented Development Land Use District (EG-TOD), contains requirements, standards, and guidelines that apply to development and activity within the EG-TOD. Except to the extent expressly provided in this Part [20.25O](#) and as referenced in subsection A.2 of this section, the provisions of the Land Use Code, other development codes, the City development standards, and all other applicable codes and ordinances shall apply to development and activities in the EG-TOD. Except within the Critical Areas Overlay District (Part [20.25H](#) LUC), where there is a conflict between the EG-TOD regulations and the Land Use Code and other City ordinances, the EG-TOD regulations shall govern. Where there is a conflict between EG-TOD regulations and the Critical Areas Overlay District, the Critical Areas Overlay District shall govern. Where the requirements of the EG-TOD exceed those of the Land Use Code and other City ordinances, the EG-TOD regulations shall govern.
2. The following general development requirements of Chapter [20.20](#) LUC do not apply in the EG-TOD:
 - a. LUC [20.10.400](#);
 - b. LUC [20.10.440](#);
 - c. LUC [20.20.005](#);
 - d. LUC [20.20.010](#);
 - e. LUC [20.20.012](#);
 - f. LUC [20.20.015](#);
 - g. LUC [20.20.017](#);
 - h. LUC [20.20.018](#);
 - i. LUC [20.20.060](#);
 - j. LUC [20.20.070](#);
 - k. LUC [20.20.125](#)
 - j. LUC [20.20.135](#);
 - l. LUC [20.20.400](#);
 - m. Part 20.25B LUC;
 - n. Part 20.25I LUC; and

o. LUC 20.30V.170.

B. Purpose .

The purpose of the EG-TOD District is to provide an area for a mix of housing, retail, office, and service uses, with an emphasis on housing. The district is limited in area so that there is an appropriate level of density nearest the highest levels of transit service.

20.250.020 Review Required.

A. Applicable Review and Guidelines.

The Director shall use this Part 20.250 LUC as currently adopted or subsequently amended or superseded in reviewing an application for Master Development Plan or Design Review approval in the EG-TOD.

B. Master Development Plan.

1. Scope of Approval. Master Development Plan review (Part 20.30V LUC) is a mechanism by which the City shall ensure that the site development components of a proposal are consistent with the Comprehensive Plan, the housing emphasis of the EG-TOD is being achieved, and all applicable site development standards and guidelines are met. Design, character, architecture and applicable guidelines shall be met as a component of the Design Review (Part 20.30F LUC). Master Development Plan approvals required pursuant to subsection B.2 of this section shall identify proposed building location(s) within the project limit and demonstrate compliance with the following site development requirements, standards, and guidelines:

a. Residential Requirement in EG-TOD. The minimum residential use requirement shall be established and the location of the residential use shall be specified in the Master Development Plan to ensure that the envisioned housing emphasis for the land use district is met.

b. Dimensional requirements pursuant to LUC 20.250.060 as listed below:

i. Setbacks;

ii. Maximum impervious/lot coverage;

iii. Building height for each building identified in subsection B.1 of this section;

iv. Floor area ratio for each building identified in subsection B.1 of this section

(1) At a minimum square footage excepted from FAR pursuant to 20.250.060B shall be identified.

(2) Uses may vest pursuant to the vesting provisions applicable to the underlying Master Development Plan if the specific uses are identified pursuant to LUC 20.250.050.A;

c. Landscape development pursuant to LUC 20.250.070;

- d. Parking, circulation, and internal walkway requirements pursuant to LUC 20.25O.080;
- e. EG-TOD street development standards pursuant to LUC 20.25O.090; and
- f. Site development guidelines pursuant to LUC [20.25O.100.B](#).

2. When Required.

- a. A master development plan shall be required when an applicant proposes to develop more than one building under a single ownership.
- b. A master development plan shall be required where the applicant proposes to build a single building on one parcel that is adjacent to any street depicted on Figure _____. [to be added with street guidelines]

3. For the purposes of this section, the project limit may be drawn to encompass a right-of-way that bisects a site, provided the Director finds that the following connectivity criteria can be met:

- a. A system of corner and mid-block crossings shall be provided to functionally connect on-site pedestrian paths across the bisecting right-of-way within the proposed project limit;
- b. Pedestrian paths shall be provided to connect all buildings and right-of-way crossings located within the proposed project limit;
- c. Visual connections shall be provided between all buildings located within the project limit by minimizing topographic variation and through use of vegetation and outdoor spaces; and
- d. Only a right-of-way meeting the requirements of LUC 20.25O.060.B.4 may be included in the land area located within the proposed project limit for the purpose of computing maximum FAR.

C. Design Review.

- 1. Scope of Approval. Design Review is a mechanism by which the City shall ensure that the design, character, architecture and amenity components of a proposal are consistent with the Comprehensive Plan and any approved Master Development Plan, and meet all applicable standards and guidelines contained in City Codes. Design Review is a mechanism by which the City shall ensure that the site development components of a proposal are consistent with the Comprehensive Plan and meet all applicable standards and guidelines contained in City Codes when site development components were not approved as part of a Master Development Plan.
- 2. When Required. All development within the EG - TOD shall be reviewed by the Director through Design Review (Part [20.30F](#) LUC).
- 3. Compliance with an applicable Master Development Plan. In addition to the decision criteria in LUC [20.30F.145](#), each structure and all proposed site development shall comply

with any approved Master Development Plan applicable to the project limit described in a Design Review application. If the application for Design Review contains elements inconsistent with an applicable Master Development Plan, the Director shall not approve the Design Review unless the Master Development Plan is amended to include those elements.

D. Procedural Merger.

Within the EG-TOD, any administrative decision required by this Part 20.25O LUC or by the Land Use Code, including but not limited to the following, may be applied for and reviewed as a single Process II Administrative Decision, pursuant to LUC 20.35.200 through 20.35.250:

1. Master Development Plan, Part 20.30V LUC;
2. Administrative Conditional Use Permit, Part 20.30E LUC;
3. Design Review, Part 20.30F LUC;
4. Variance, Part 20.30G LUC; and
5. Critical Areas Land Use Permit, Part 20.30P LUC.

20.25O.030 Permitted Uses.

A. Permitted Uses.

Specific categories of uses are listed in Chart 20.25O.050. Subsection B of this section explains Chart 20.25O.050 and describes the applicable review procedures. The use chart description and interpretation provisions of LUC 20.10.400 do not apply to the EG-TOD.

B. Use Chart Described.

In Chart 20.25O.050, land use classifications and standard Land Use Code reference numbers are listed on the vertical axis. City of Bellevue land use districts are shown on the horizontal axis.

1. If no symbol appears in the box at the intersection of the column and the row, the use is not allowed in that district, except for short-term uses, which are regulated under Part 20.30M LUC (Temporary Use Permits), subordinate uses which are regulated under LUC 20.20.840, and non-conforming uses which are regulated under LUC 20.20.560.
2. If the symbol "P" appears in the box at the intersection of the column and row, the use is permitted subject to applicable general requirements of Chapter 20.20 LUC for the use and the district-specific requirements of this Part 20.25O LUC.
3. If the symbol "C" appears in the box at the intersection of the column and the row, the use is permitted subject to the Conditional Use provisions specified in Part 20.30B in addition to any applicable general requirements for the use and land use district.
4. If the symbol "A" appears in the box at the intersection of the column and the row, the use is permitted subject to the Administrative Conditional Use provisions as specified in Part 20.30E LUC in addition to any applicable general requirements for the use and land use district.

5. If a number appears in the box at the intersection of the column and the row, the use is permitted through the applicable review process and subject to the special limitations indicated in the corresponding Notes.

20.250.040

Placeholder for EG-TOD specific definitions, if necessary

20.250.050 Land Use Chart.

The following charts apply to EG-TOD. The use charts contained in LUC 20.10.440 do not apply within the EG-TOD.

Chart 20.250.050.A

Manufacturing Uses in EG-TOD

<u>STD LAND USE CODE REF</u>	<u>Manufacturing – EG-TOD</u>	<u>Eastgate Transit Oriented Development Land Use District</u>
	<u>LAND USE CLASSIFICATION</u>	<u>EG-TOD</u>
<u>21</u>	<u>Food and Beverage Products Mfg.</u>	<u>P 1</u>
<u>22</u>	<u>Textile Products Mfg.</u>	<u>P 2</u>
<u>23</u>	<u>Apparel, Fabric, Accessories and Leather Goods Mfg.</u>	<u>P 2</u>
<u>24</u>	<u>Lumber and Wood Products Mfg.</u>	
<u>25</u>	<u>Furniture and Fixtures Mfg.</u>	
<u>26</u>	<u>Paper Products Mfg.</u>	
<u>27</u>	<u>Printing, Publishing and Allied Industries</u>	
<u>28</u>	<u>Chemicals and Related Products Mfg.</u>	
<u>31</u>	<u>Rubber Products Mfg.</u>	
<u>314</u>	<u>Misc. Plastic Products Mfg.</u>	
<u>321</u> <u>322</u> <u>324</u> <u>325</u> <u>327</u>	<u>Light Stone, Clay, and Glass Products Mfg.;</u> <u>Glass, Pottery and China Ceramic Products,</u> <u>Stone Cutting and Engraving</u>	
<u>329</u>	<u>Handcrafted Products Mfg.</u>	
<u>3427</u>	<u>Computers, Office Machines and Equipment Mfg.</u>	

<u>3433</u> <u>3434</u> <u>3435</u> <u>3436</u> <u>3437</u>	<u>Electrical Equipment Mfg.; Appliances,</u> <u>Lighting, Radio, TV Communications,</u> <u>Equipment and Component Parts</u>	
<u>3491</u> <u>3492</u> <u>3493</u> <u>3495</u> <u>3497</u>	<u>Fabricated Metal Products Mfg.; Containers,</u> <u>Hand Tools, Heating Equipment, Screw</u> <u>Products, Coating and Plating</u>	
<u>35</u>	<u>Measuring, Analyzing and Controlling</u> <u>Instruments, Photographic, Medical and</u> <u>Optical Goods; Watches and Clocks Mfg.;</u> <u>Computer Software</u>	<u>P 2</u>
<u>3997</u>	<u>Signs and Advertising Display Mfg.</u>	
<u>3999</u>	<u>Misc. Light Fabrication Assembly and Mfg.</u> <u>Not Elsewhere Classified</u>	

Notes: Uses in Eastgate Transit Oriented Development Land Use District – Manufacturing

(1) Permitted only when combined with an eating and drinking establishment which constitutes a majority of the use.

(2) Permitted only when combined with a retail store which constitutes a majority of the use.

Chart 20.250.050

Recreation Uses in Eastgate Transit Oriented Development Land Use District

	<u>Recreation - Eastgate Transit Oriented</u> <u>Development Land Use District</u>	
<u>STD</u> <u>LAND</u> <u>USE</u> <u>CODE</u> <u>REF</u>		<u>Eastgate Transit</u> <u>Oriented Development</u> <u>Land Use District</u>
	<u>LAND USE CLASSIFICATION</u>	<u>EG - TOD</u>
<u>7</u>	<u>Cultural Entertainment and Recreation</u>	
<u>711</u>	<u>Library, Museum</u>	<u>P</u>
<u>7113</u>	<u>Art Gallery</u>	<u>P</u>
<u>712</u>	<u>Nature Exhibitions: Aquariums, Botanical</u> <u>Gardens and Zoos</u>	

<u>7212</u> <u>7214</u> <u>7222</u> <u>7231</u> <u>7232</u>	<u>Public Assembly (Indoor): Sports, Arenas, Auditoriums and Exhibition Halls but Excluding School Facilities</u>	<u>A 5</u>
<u>7212</u> <u>7214</u> <u>7218</u>	<u>Motion Picture, Theaters, Night Clubs, Dance Halls and Teen Clubs</u>	<u>A</u>
<u>7213</u>	<u>Drive-In Theaters</u>	
-	<u>Adult Theaters</u>	<u>P 2</u>
<u>7223</u> <u>73</u>	<u>Public Assembly (Outdoor): Fairgrounds and Amusement Parks, Miniature Golf, Golf Driving Ranges, Go-Cart Tracks, BMX Tracks and Skateboard Tracks</u>	
<u>73</u>	<u>Commercial Amusements: Video Arcades, Electronic Games</u>	<u>P</u>
<u>411</u> <u>7413</u> <u>7422</u> <u>7423</u> <u>7424</u> <u>7441</u> <u>7449</u>	<u>Recreation Activities: Golf Courses, Tennis Courts, Community Clubs, Athletic Fields, Play Fields, Recreation Centers, Swimming Beaches and Pools</u>	<u>A 1, 4, 5</u>
<u>744</u>	<u>Marinas, Yacht Clubs</u>	
<u>7413</u> <u>7414</u> <u>7415</u> <u>7417</u> <u>7425</u>	<u>Recreation Activities: Skating, Bowling, Gymnasiums, Athletic Clubs, Health Clubs, Recreation Instruction</u>	<u>A 3</u>
<u>7491</u> <u>7515</u>	<u>Camping Sites and Hunting Clubs</u>	
<u>76</u>	<u>Private Leisure and Open Space Areas Excluding Recreation Activities Above</u>	
	<u>Public/Private Park</u>	
	<u>Stables and Riding Academies</u>	
	<u>Boarding or Commercial Kennels</u>	
	<u>City Park</u>	<u>P</u>

Notes: Uses in Eastgate Transit Oriented Development Land Use District – Recreation

- (1) For carnivals, see LUC 20.20.160.
- (2) Adult theaters are subject to the regulations for adult entertainment uses in LUC 20.20.127.
- (3) Recreation activities are restricted to health clubs, recreation instruction, and gymnasiums, an administrative conditional use is not required for these uses when less than 8,000 square feet.
- (4) See LUC 20.20.190 for additional regulations applicable to churches, clubs and similar use structures.
- (5) Public assembly uses in this Land Use District shall not exceed 20,000 square feet.

Chart 20.250.050**Residential Uses in Eastgate Transit Oriented Development Land Use District**

	<u>Residential – Eastgate Transit Oriented Development Land Use District</u>	
<u>STD LAND USE CODE REF</u>	<u>LAND USE CLASSIFICATION</u>	<u>EastgateTransit Oriented Development Land Use District</u>
		<u>EG - TOD</u>
<u>1</u>	<u>Residential</u>	
	<u>Single-Family Dwelling</u>	
	<u>Two to Four Dwelling Units Per Structure</u>	<u>P 5</u>
	<u>Five or More Dwelling Units Per Structure</u>	<u>P 5</u>
<u>12</u>	<u>Group Quarters: Dormitories, Fraternal Houses, Excluding Military and Correctional Institutions and Excluding Secure Community Transition Facilities</u>	<u>C 2</u>
	<u>Rooming House</u>	<u>P 3</u>
	<u>Senior Citizen Dwellings</u>	<u>P 1</u>
<u>13</u> <u>15</u>	<u>Hotels and Motels</u> <u>Transient Lodging</u>	<u>P/A (4)</u>
	<u>Congregate Care Senior Housing</u>	<u>P 1, 2</u>
<u>6516</u>	<u>Nursing Home</u>	
	<u>Assisted Living</u>	<u>P 1</u>

Notes: Uses in Eastgate Transit Oriented Development Land Use District – Residential

(1) An agreement must be recorded with the King County Department of Records and Elections and filed with the Bellevue City Clerk, restricting senior citizen dwellings, congregate care senior housing, or assisted living to remain for the life of the project.

(2) See LUC 20.20.190 for additional regulations applicable to churches, clubs and similar use structures.

(3) See LUC 20.20.700 for general development requirements for rooming houses.

(4) Hotels and motels are permitted uses in this district. Transient lodging requires an administrative conditional use permit.

Chart 20.250.050**Resource Uses in Eastgate Transit Oriented Development Land Use District**

	<u>Resources – Eastgate Transit Oriented Development Land Use District</u>	
<u>STD LAND USE CODE REF</u>	<u>LAND USE CLASSIFICATION</u>	<u>Eastgate Transit Oriented Development Land Use District EG-TOD</u>
<u>8</u>	<u>Resource Production (Minerals, Plants, Animals Including Pets and Related Services)</u>	
<u>81</u>	<u>Agriculture, Production of Food and Fiber Crops, Dairies, Livestock and Fowl, Excluding Hogs</u>	
	<u>Marijuana Production</u>	
<u>8192</u>	<u>Other Horticultural Specialties: Medical Cannabis Collective Gardens</u>	
<u>821</u>	<u>Agricultural Processing</u>	
	<u>Marijuana Processing</u>	
<u>8221</u>	<u>Veterinary Clinic and Hospital</u>	<u>P 1, 2</u>
<u>8222</u>	<u>Poultry Hatcheries</u>	
<u>83</u>	<u>Forestry, Tree Farms and Timber Production</u>	
<u>8421</u>	<u>Fish Hatcheries</u>	
<u>85</u>	<u>Mining, Quarrying (Including Sand and Gravel), Oil and Gas Extraction</u>	

Notes: Uses in Eastgate Transit Oriented Development Land Use District – Resources

(1) See LUC 20.20.130.E for additional regulations applicable to animal keeping and service uses.

(2) Boarding and commercial kennels are permitted as a subordinate use to a veterinary clinic / hospital, and veterinary clinic / hospital and kennel hours shall only be open to the public between 7 a.m. and 10 p.m.

Chart 20.250.050

Service Uses in Eastgate Transit Oriented Development Land Use District

	<u>Services – Eastgate Transit Oriented Development Land Use District (9)</u>	
<u>STD LAND USE CODE REF</u>	<u>LAND USE CLASSIFICATION</u>	<u>Eastgate Transit Oriented Development Land Use District</u> <u>EG - TOD</u>
<u>6</u>	<u>Services</u>	
<u>61</u>	<u>Finance, Insurance, Real Estate Services</u>	<u>P 9</u>
<u>62</u>	<u>Personal Services: Laundry, Dry Cleaning, Barber and Beauty, Photography Studio and Shoe Repair</u>	<u>P</u>
<u>6241</u>	<u>Funeral and Crematory Services</u>	
<u>6262</u>	<u>Cemeteries</u>	
<u>624410</u>	<u>Family Child Care Home in Residence</u>	
<u>624410</u>	<u>Child Day Care Center</u>	<u>P 1, 2</u>
<u>63</u>	<u>Business Services, Duplicating and Blue Printing, Steno, Advertising (Except Outdoor), Travel Agencies and Employment</u>	<u>P</u>
<u>634</u>	<u>Building Maintenance and Pest Control Services</u>	
<u>637</u>	<u>Warehousing and Storage Services, Excluding Stockyards</u>	
<u>639</u>	<u>Rental and Leasing Services: Cars, Trucks, Trailers, Furniture and Tools</u>	
<u>641</u>	<u>Auto Repair and Washing Services</u>	<u>P 4, 8</u>
<u>649</u>	<u>Repair Services: Watch, TV, Electrical, Upholstery</u>	<u>P 7</u>
	<u>Professional Services: Medical Clinics and Other Health Care Related Services</u>	<u>P 6</u>
	<u>Professional Services: Other</u>	<u>P</u>
	<u>Pet Grooming and Pet Day Care</u>	<u>P 10</u>
<u>6513</u>	<u>Hospitals</u>	
<u>66</u>	<u>Contract Construction Services: Building Construction, Plumbing, Paving and Landscape</u>	
<u>671</u>	<u>Governmental Services: Executive, Legislative, Administrative and Judicial Functions</u>	<u>A</u>

<u>672</u> <u>673</u>	<u>Governmental Services: Protective Functions and Related Activities Excluding Maintenance Shops</u>	<u>A</u>
	<u>Limited Governmental Services: Protective Functions</u>	<u>P 11</u>
	<u>Limited Governmental Services: Executive and Administrative, Legislative and Protective Functions</u>	<u>P 12</u>
<u>674</u> <u>675</u>	<u>Military and Correctional Institutions</u>	
	<u>Secure Community Transition Facility</u>	
<u>681</u>	<u>Education: Primary and Secondary</u>	<u>A</u>
<u>682</u>	<u>Universities and Colleges</u>	<u>P</u>
<u>683</u>	<u>Special Schools: Vocational, Trade, Art, Music, Driving, Barber and Beauty Schools</u>	<u>P</u>
<u>691</u>	<u>Religious Activities</u>	<u>P 5</u>
<u>692 (A)</u>	<u>Professional and Labor Organizations Fraternal Lodge</u>	<u>P</u>
<u>692 (B)</u>	<u>Social Service Providers</u>	<u>P</u>
	<u>Administrative Office – General</u>	<u>P</u>
	<u>Computer Program, Data Processing and Other Computer-Related Services</u>	<u>P</u>
	<u>Research, Development and Testing Services</u>	<u>P</u>

Notes: Uses in Eastgate Transit Oriented Development Land Use District – Services

(1) Refer to Chapter 20.50 LUC for definitions of child care service, family child care home, and child day care center.

(2) A child care service may be located in a community facility in any Land Use District pursuant to LUC 20.20.170.E.

(4) Battery Exchange Stations are ancillary to Auto Repair and Washing Services, and are permitted through the applicable review process as a component of that use. Operators of Battery Exchange Stations must comply with federal and state law regulating the handling, storage, and disposal of batteries.

(5) See LUC 20.20.190 for additional regulations applicable to churches, club, and similar uses.

(6) Stand-alone emergency rooms shall not be permitted.

(7) Outdoor storage of materials is prohibited.

(8) Only car washing and detailing within a garage is allowed. No auto repair is allowed in the TOD district.

(9) Drive-in and drive-through facilities are permitted as a subordinate use pursuant to LUC 20.20.840 only if located within a structured parking area and not adjacent to any publicly accessible space.

(10) Boarding and commercial kennels are permitted as a subordinate use to a pet grooming or pet day care meeting the criteria of LUC 20.20.130.

(11) Uses are limited to neighborhood community police stations of 1,000 square feet or less.

(12) Uses are limited to 1,000 square feet, except for protective functions which are limited to community police stations of 1,500 square feet or less.

Chart 20.250.050

Transportation and Utilities in Eastgate Transit Oriented Development Land Use District

<u>STD LAND USE CODE REF</u>	<u>Transportation and Utilities - Eastgate Transit Oriented Development Land Use District</u>	<u>Eastgate Transit Oriented Development Land Use District</u>
	<u>LAND USE CLASSIFICATION</u>	<u>EG - TOD</u>
<u>41</u>	<u>Rail Transportation: Right-of-Way, Yards, Terminals, Maintenance Shops</u>	
<u>42</u> <u>4291</u>	<u>Motor Vehicle Transportation: Bus Terminals, Taxi Headquarters</u>	
<u>4214</u> <u>422</u>	<u>Motor Vehicle Transportation: Maintenance Garages and Motor Freight Services</u>	
<u>43</u>	<u>Aircraft Transportation: Airports, Fields, Terminals, Heliports, Storage and Maintenance</u>	
-	<u>Accessory Parking</u>	<u>P 1, 3, 10</u>
<u>46</u>	<u>Auto Parking: Commercial Lots and Garages</u>	
	<u>Park and Ride</u>	<u>C 2, 10</u>
<u>475</u>	<u>Radio and Television Broadcasting Studios</u>	<u>P</u>
<u>485</u>	<u>Solid Waste Disposal</u>	
	<u>Highway and Street Right-of-Way</u>	<u>P 10</u>
	<u>Utility Facility</u>	<u>C</u>
	<u>Local Utility System</u>	<u>P</u>
	<u>Regional Utility System</u>	<u>C</u>
	<u>On-Site Hazardous Waste Treatment and Storage Facility</u>	
	<u>Off-Site Hazardous Waste Treatment and Storage Facility</u>	

	<u>Essential Public Facility</u>	<u>C 7</u>
	<u>Regional Light Rail Transit Systems and Facilities</u>	<u>C/P 11</u>
	<u>Wireless Communication Facility (WCF): (without WCF Support Structures)</u>	<u>4, 5, 8</u>
	<u>Communication, Broadcast and Relay Towers Including WCF Support Structures (Freestanding)</u>	<u>4, 5</u>
	<u>Satellite Dishes</u>	<u>P 6</u>
	<u>Electrical Utility Facility</u>	<u>A/C 9</u>

Notes: Uses in Eastgate Transit Oriented Development Land Use District – Transportation and Utilities

(1) The location of an off-site parking facility must be approved by the Director of the Development Services Department. See LUC 20.250.080.C.

(2) Park and Ride. A park and pool lot or other carpool facility is regulated as a park and ride. A park and ride providing no more than 50 parking spaces, and utilizing the parking area of an established use shall be regulated as an accessory use under LUC 20.20.200. Any other park and ride requires a Conditional Use Permit.

(3) Accessory parking requires approval through the review process required for the primary land use which it serves pursuant to LUC 20.250.050. Accessory surface parking is not permitted between the front building setback line and back of sidewalk.

(4) Wireless communication facilities (WCFs) are not permitted on any residential structure, undeveloped site located in a residential land use district, or site that is developed with a residential use. This note does not prohibit locating WCF: a) on any residential structure or undeveloped site in R-20 or R-30 land use districts; or b) on any nonresidential structure (i.e., churches, schools, public facility structures, utility poles, etc.) or in public rights-of-way in any residential land use district.

(5) Refer to LUC 20.20.195 for general requirements applicable to wireless communication facilities and other communication, broadcast and relay facilities.

(6) Refer to LUC 20.20.730 for general requirements applicable to Large Satellite Dishes.

(7) Refer to LUC 20.20.820 for general requirements applicable to solid waste disposal facilities.

(8) Antenna and associated equipment used to transmit or receive fixed wireless signals when located at a fixed customer location are permitted in all land use districts and are exempt from the requirements of LUC 20.20.010, 20.20.195 and 20.20.525 so long as the antenna and equipment comply with 47 C.F.R. 1.400, now or as hereafter amended. A building permit may be required to ensure safe installation of the antenna and equipment.

(9) For the definition of electrical utility facility, see LUC 20.50.018, and for reference to applicable development regulations relating to electrical utility facilities, see LUC 20.20.255. For new or expanding electrical utility facilities proposed on sensitive sites as described by Figure UT.5a of the Utilities Element of the Comprehensive Plan, the applicant shall obtain Conditional Use Permit approval under Part 20.30B LUC, complete an alternative siting analysis as described in LUC 20.20.255.D and comply with decision criteria and design standards set forth in LUC 20.20.255. For expansions of electrical utility facilities not proposed on sensitive sites as described by Figure UT.5a, the applicant shall obtain Administrative Conditional Use Permit approval under Part 20.30E LUC and comply with decision criteria and design standards set forth in LUC 20.20.255.

(10) Electric Vehicle Infrastructure, excluding Battery Exchange Stations, is ancillary to motor vehicle parking and highways and rights-of-way, and is permitted through the applicable review process as a component of that use.

(11) Refer to Part 20.25M LUC, Light Rail Overlay District, for specific requirements applicable to EPF defined as a regional light rail transit facility or regional light rail transit system pursuant to LUC 20.25M.020. A conditional use permit is not required when the City Council has approved a regional light rail transit facility or regional light rail transit system by resolution or ordinance, or by a development agreement authorized by Chapter 36.70B RCW and consistent with LUC 20.25M.030.B.1.

Chart 20.25O.050

Wholesale and Retail in Eastgate Transit Oriented Development Land Use District

<u>STD LAND USE CODE REF</u>	<u>Wholesale and Retail – Eastgate Transit Oriented Development Land Use District (1)</u>	<u>Eastgate Transit Oriented Development Land Use District EG - TOD</u>
	<u>LAND USE CLASSIFICATION</u>	
<u>5</u>	<u>Trade (Wholesale and Retail)</u>	
<u>51</u>	<u>Wholesale Trade: General Merchandise, Products, Supplies, Materials and Equipment except the following:</u>	
<u>5111</u> <u>5156</u> <u>5157 5191</u> <u>5192</u>	<u>Wholesale Trade: Motor Vehicles, Primary and Structural Metals, Bulk Petroleum</u>	
<u>5193</u>	<u>Scrap Waste Materials, Livestock</u>	
	<u>Recycling Centers</u>	<u>P</u>
<u>521</u> <u>522</u> <u>523</u> <u>524</u>	<u>Lumber and Other Bulky Building Materials Including Preassembled Products</u>	
<u>5251</u>	<u>Hardware, Paint, Tile and Wallpaper (Retail)</u>	
<u>5252</u>	<u>Farm Equipment</u>	
<u>53</u>	<u>General Merchandise: Dry Goods, Variety and Dept. Stores (Retail)</u>	<u>P</u>
<u>54</u>	<u>Food and Convenience Store (Retail)</u>	<u>P 2</u>
<u>5511</u>	<u>Autos (Retail)</u>	
	<u>Trucks, Motorcycles, Recreational Vehicles (Retail)</u>	
	<u>Boats (Retail)</u>	

<u>552</u>	<u>Automotive and Marine Accessories (Retail)</u>	
<u>553</u>	<u>Gasoline Service Stations</u>	
<u>56</u>	<u>Apparel and Accessories (Retail)</u>	<u>P</u>
<u>57</u>	<u>Furniture, Home Furnishing (Retail)</u>	<u>P</u>
<u>58</u>	<u>Eating and Drinking Establishments</u>	<u>P 3, 4</u>
<u>59</u>	<u>Misc. Retail Trade: Drugs, Liquor, Antiques, Books, Sporting Goods, Jewelry, Florist, Photo Supplies, Video Rentals and Computer Supplies</u>	<u>P 5</u>
	<u>Adult Retail Establishments</u>	<u>P 6</u>
<u>59</u>	<u>Marijuana Retail Outlet</u>	
<u>5961</u>	<u>Farm Supplies, Hay, Grain, Feed and Fencing, etc. (Retail)</u>	
<u>596</u>	<u>Retail Fuel Yards</u>	
<u>5996</u>	<u>Garden Supplies, Small Trees, Shrubs, Flowers, Ground Cover, Horticultural Nurseries and Light Supplies and Tools</u>	
<u>5999</u>	<u>Pet Shop (Retail and Grooming)</u>	<u>P</u>
	<u>Computers and Electronics (Retail)</u>	<u>P</u>

Notes: Uses in EG-TOD– Wholesale and Retail

(1) All wholesale and retail uses, which offer shopping carts to customers, shall (a) designate a shopping cart containment area as defined in BCC 9.10.010; (b) display signage around shopping cart corrals and at the perimeter of the shopping cart containment area that provides notice that unauthorized removal of a shopping cart from the premises constitutes theft under RCW 9A.56.270 and unauthorized abandonment of a shopping cart more than 100 feet away from the parking area of a retail establishment or shopping cart containment area is a Class 3 civil infraction as defined in RCW 7.80.120; and (c) display information on each shopping cart that is consistent with the labeling requirements of RCW 9A.56.270 and includes a 24-hour toll-free phone number to report abandoned shopping carts. Abandoned shopping carts or shopping carts located outside of a shopping cart containment area constitute a public nuisance under BCC 9.10.030(H) and may be abated through the provisions of Chapter 1.18 BCC.

(2) Food and convenience stores (retail) must contain at least 75 percent square footage of retail food sales not for consumption on premises.

(3) Microbrewery manufacturing is permitted subordinate to an eating and drinking establishment; provided, that the manufacturing use occupies not more than 50 percent of the total square footage of the combined establishment.

(4) Drive-in windows are not permitted.

(5) Drive-in and drive-through facilities are permitted as a subordinate use pursuant to LUC 20.20.840 only if located within a structured parking area and not adjacent to any publicly accessible space.

(6) Adult retail establishments are subject to the regulations for adult entertainment uses in LUC 20.20.127.

20.250.060 Dimensional Requirements.**A. General.**

This subsection (Chart 20.250.060.A, Dimensional Requirements in Eastgate Transit Oriented Development Land Use District) sets forth the dimensional requirements for the district. The Dimensional Requirements of Chart 20.20.010 do not apply in the EG - TOD. Each structure, development, or activity in the EG-TOD shall comply with these requirements except as otherwise provided in this section. If a number appears in a box at the intersection of a column and a row, the dimensional requirement is subject to the special limitation indicated in the corresponding Note.

Chart 20.250.080.A Dimensional Requirements in Eastgate Transit Oriented Development District

	<u>EastgateTransit Oriented Development Land Use District</u>
<u>LAND USE CLASSIFICATION</u>	<u>EG-TOD (10)</u>
<u>DIMENSIONS</u>	<u>(1)</u>
<u>Minimum Setbacks of Structures (feet)</u> <u>Front Yard</u>	<u>0 (2)(3)(4)</u>
<u>Minimum Façade Separation (Setback/Stepback)</u>	<u>(5)</u>
<u>Rear Yard</u>	<u>5 (2) (3) (4)</u>
<u>Side Yard</u>	<u>5 (2) (3) (4)</u>
<u>2 Side Yards</u>	
<u>Floor Area Ratio</u>	<u>2 (1)</u>
<u>Minimum Lot Area Acres (A) or Thousands of Sq. Ft.</u>	
<u>Dwelling Units per Acre</u>	
<u>Minimum Dimensions (feet)</u> <u>Width of Street Frontage</u>	
<u>Width Required in Lot</u>	
<u>Depth Required in Lot</u>	
<u>Maximum in Building Height (feet)</u>	<u>160/45 (9)</u>
<u>Maximum Lot Coverage by Structures (percent)</u>	<u>75 (6) (7) (8)</u>
<u>Maximum Impervious Surface (percent)</u>	<u>75 (8)</u>

Notes: Chart 20.250.060A Dimensional Requirements in Eastgate Transit Oriented Development Land Use District

(1) See LUC 20.25H.045 for calculation of density/intensity on sites in the Critical Areas Overlay District.

(2) See LUC 20.20.030 for designation and measurement of setbacks.

(3) See LUC 20.25H.035 for additional critical area setbacks.

(4) If the setback abuts a street right-of-way, access easement or private road, the minimum dimension is 10 feet unless a greater dimension is specified.

(5) Façade Separation. Where building height exceeds 45 feet, the façade of any building that fronts on the streets shown on Figure [To be provided with street standards] shall have a minimum façade separation of 10 feet that shall be measured from the back of the required sidewalk dimension to all portions of the building located above 40 feet.

(6) Lot coverage is calculated after subtracting all critical areas and stream critical area buffers; provided that habitat associated with species of local importance (20.25H.150) shall not be subtracted.

(7) Maximum lot coverage by structures is determined after public rights-of-way and private roads are subtracted from the gross land area.

(8) Maximum impervious surface and maximum lot coverage by structures are independent limitations on allowed development. All areas of lot coverage by structure are included in the calculation of total maximum impervious surface, unless such structures are excepted under 20.20.460.

(9) Stand-alone parking garages shall have a maximum building height of 45 feet.

(10) Any Master Development Plan with a project limit of greater than five acres shall provide a minimum 20 percent of the total project gross square feet as residential use. A phased development shall provide the proportional minimum of residential use required per phase.

B. Exceptions to Dimensional Requirements

1. Lot Coverage.

a. Underground buildings as defined in LUC 20.50.050 are not structures for the purpose of calculating lot coverage.

b. Buildings constructed partially below grade and not higher than 30 inches above existing or finished grade, whichever is lower, are not structures for the purpose of calculating lot coverage subject to the following conditions:

i. The 30-inch height limit shall be met at all points along the building excluding those areas necessary to provide reasonable ingress and egress to the underground portions of the building; and

ii. The rooftop of any underground building shall be screened from abutting properties with 10 feet of Type II landscaping as

described in LUC 20.20.520.G.2; except that the required trees shall be a minimum of 10 feet in height at planting. Alternatively, if a use is proposed for the rooftop, the rooftop may be landscaped consistent with the planting requirements for the specific use that is proposed and for the land use district in which the use is located. All landscaping shall comply with standards set forth in LUC 20.20.520.

c. Buildings constructed partially below grade and not higher than 30 inches above average finished grade are not structures for the purpose of calculating impervious surface; provided, that the rooftop of the building shall be landscaped consistent with the City of Bellevue's Utilities Department Engineering Standards, Chapter D6, now or as hereafter amended, for the building roof area as approved by the Director.

2. Impervious Surface. See LUC 20.20.460 for exceptions and performance standards relating to impervious surface.

3. Floor Area Ratio. A combined maximum of 1.0 FAR floor area ratio may be excepted for affordable housing, public restrooms, open space, and special dedications as provided below. The maximum 1.0 FAR exception may be accomplished by using only one of these methods (affordable housing, public restrooms, open space or special dedications) or a combination thereof. Provided, neither the combination nor the singular use of any of these methods shall exceed an exception of 1.0 FAR. Underground buildings as defined in LUC 20.50.050 are not structures for the purpose of calculating floor area.

a. In the EG-TOD land use district, up to 1.0 FAR of floor area dedicated to on-site affordable housing shall not be counted for the purposes of calculating the FAR of a project, provided that:

- i. The bedroom mix and exterior finishes shall be comparable to the market rate units, but interior design, unit size, amenities and interior finishes may vary;
- ii. An agreement in a form approved by the City will be executed by the applicant and recorded with the King County Record's Office, or its successor organization, requiring the affordable housing to remain for the life of the project. This agreement shall be a covenant running with the land, binding on assigns, heirs, and successors of the applicant.

b. In the EG-TOD land use district, up to 1.0 FAR of floor area dedicated to on-site public restrooms shall not be counted for the purposes of calculating FAR of a project, provided that,

- i. The restrooms are open to the public during regular business hours.
- ii. An agreement in a form approved by the City will be executed by the applicant and recorded with the King County Record's Office, or its successor organization, requiring the public restrooms to remain for the life of the project. This agreement shall be a covenant running with the land, binding on assigns, heirs, and successors of the applicant.

c. Floor Area Earned from Special Dedications and Transfers.

i. General. Land that is dedicated to the City of Bellevue for right-of-way or to accommodate the linear alignment of an RLRT system, or open space, without compensation to the owner, may be used for the purpose of computing maximum FAR notwithstanding the definition of floor area ratio in LUC 20.50.020; provided, that the requirements of subsection c.ii or c.iii of this section are met. The Director shall calculate the amount of square footage earned for transfer. Transferable floor area shall only be used in the EG-TOD.

ii. Right-of-Way and Linear Alignment of an RLRT System Special Dedications. The special dedication provisions of LUC 20.30V.170.B do not apply in the EG-TOD.

- (1) Eligible Right-of-Way Identified in an Adopted Plan or Document. A property owner may make special dedication by conveying land identified for right-of-way or linear alignment of an RLRT system acquisition in a Transportation Facilities Plan of the Comprehensive Plan, the Transportation Facilities Plan adopted by the City Council, the Capital Investment Program Plan or the street development standards of 20.25O.090 by an instrument approved by the City Attorney.
- (2) Eligible Right-of-Way Not Otherwise Identified. A property owner may make a special dedication by conveying land identified by the Director of Transportation as necessary for safety or operational improvement projects by an instrument approved by the City Attorney.
- (3) Floor Area Earned. The floor area available to transfer shall be equal to maximum FAR limits that apply to the square footage of the area to be dedicated in conformance with this subsection c.ii and shall be included in the project limit for the purpose of computing maximum FAR. The transfer FAR shall be calculated based on applicable land use district regulations for the dedication area.

iii. Open Space Transfers.

- (1) Eligible Open Space identified within the Eastgate Subarea Plan. A property owner may earn floor area for transfer to a different site by conveying land identified for open space in the Eastgate Subarea Plan by an instrument approved by the City Attorney.
- (2) Floor Area Earned. The floor area available to transfer shall be equal to that permitted through the FAR limits that apply to the square footage of the area to be dedicated in conformance with this subsection c.iii and shall be added to the allowed floor area of the project for the purpose of computing maximum FAR. The transfer FAR shall be calculated based on applicable land use district regulations for the dedication area.

20.25O.110 Landscape Development and Fence Standards

A. General.

1. Applicability. The provisions of LUC 20.20.520.A, D, E, G, I, J, K, and L apply to development in the EG-TOD in addition to the provisions contained in this Section.

2. Review Required. The Director shall review the proposed landscape development, outdoor storage, retail display, and fencing and may approve a proposed structure, alteration, site development, use, or occupancy only if the requirements of this section are met.

B. Street Frontage Landscape Development Requirements.

1. Purpose/Intent. Landscape development, including retention of significant trees, as required by this section is necessary to maintain and protect property values, to enhance the visual appearance of the EG-TOD, to preserve the natural wooded character of the Pacific Northwest, to promote utilization of natural systems, to reduce the impacts of development on the storm drainage system and water resources, to provide a better transition between the various land use districts in the Eastgate Subarea and to enhance the pedestrian environment.

2. Street Trees and Landscaping – Perimeter.

a. Street Tree Species.

i. On the street with an east/west orientation in Figure _____ [to be provided with the Street Design Guidelines], Tulip Trees (*Liriodendron tulipifera*) shall be planted.

ii. On the streets with a north/south orientation in Figure _____ [to be provided with the Street Design Guidelines], street trees shall be planted. The street tree species may be selected from one of the following: Triumph Elm – *Ulmus* 'Morton Glossy,' Katsura tree - *Katsura japonica*, or Yellowwood - *Cladrastis kentukea*.

b. Installation. Street trees, at least 2.5 inches in caliper or as approved by the Director, shall be planted at least 3 feet from the face of the street curb, and spaced a maximum of 30 feet apart. A street tree planter area may also include decorative paving and other plant materials, except grass that requires mowing. The use of planter strips for stormwater treatment is encouraged. Installation shall be in accordance with the Parks and Community Services Department Environmental Best Management Practices and Design Standards, as now or hereafter amended.

c. Irrigation. A permanent automatic irrigation system shall be provided at the time of installation of street trees and sidewalk planter strip landscaping located in a required planter strip. The irrigation system shall be served by a separate water meter installed by the applicant and served by City-owned water supply with 24-hour access by the City. The use of rainwater to supplement irrigation is encouraged. Irrigation system shall be designed per the Parks and Community Services Department Environmental Best Management Practices and Design Standards, as now or hereafter amended.

d. Street Landscaping. Street trees together with shrubbery, groundcover and other approved plantings are required in a planter strip along the length of the frontage. Vegetation included in the planter strip shall be able to withstand urban conditions, shall be compatible with other plantings along the same street, and shall reflect the character of the area within which they are planted, as approved by the Director.

C. Interior Property Line Development.

1. Purpose/Intent. The landscape development required by this section is necessary to provide visual separation of uses so as to soften the appearance of parking areas and building elevations.
2. Applicable Standard. Landscaping shall be provided along an interior property line as set forth below.
 - a. Evergreen and deciduous trees, with no more than 50 percent being deciduous, a minimum of six feet in height, and planted at intervals no greater than 30 feet on center; and
 - b. If planted to buffer a building elevation, shrubs, a minimum of three and one-half feet in height, and living ground cover planted so that the ground will be covered within three years; or
 - c. If planted to buffer a parking area, access, or site development other than a building, any of the following alternatives may be used unless otherwise noted:
 - i. Shrubs, a minimum of three and one-half feet in height, and living ground cover must be planted so that the ground will be covered within three years.
 - ii. Earth-mounding, an average of three and one-half feet in height, planted with shrubs or living ground cover so that the ground will be covered within three years.
 - iii. A combination of earth-mounding and shrubs to produce a visual barrier at least three and one-half feet in height.

D. Significant Tree Retention and Pruning. Tree retention requirements of LUC 20.20.900 shall apply in addition to the requirements set forth below.

1. In the landscape areas required pursuant to subsections B and C of this section, all significant trees shall be retained that do not constitute a safety hazard as determined by the Director and consistent with the guidelines of the International Society of Arboriculture.
2. Pruning or removal of significant trees within a Parks and Community Services easement is prohibited except as performed by the City of Bellevue if restricted by the terms of an easement.

E. Fences.

1. No fence shall be permitted to violate the sight obstruction restrictions at street intersections. (See BCC 14.60.240, as now or hereafter amended.)
2. Any fence which exceeds eight feet in height requires a building permit and shall conform to the International Building Code, as adopted by the City of Bellevue now or as subsequently amended or superseded.
3. Height shall be measured from finished grade at the exterior side of the fence. No person shall construct a berm upon which to build a fence unless the total height of the berm plus the fence does not exceed the maximum height allowable for the fence if the berm was not present.

4. Prohibited Fences. The following types of fences are prohibited:

a. Barbed wire.

b. Electric fences.

c. Chain link fences are not permitted on any street frontage in the EG-TOD except as follows:

i. To secure a construction site or area during the period of construction, site alteration, or other modification; or

ii. In connection with any approved temporary or special event use.

20.250.080 Parking, Circulation, and Internal Walkway Requirements.

A. General.

1. General. The provisions of LUC 20.20.590.C, E, G, H, I, and K apply to development in the EG-TOD in addition to the provisions contained in this section.

2. Review Required. The Director shall review the proposed parking, circulation, and walkways and may approve the proposed structure, alteration, site development, use, or occupancy only if the requirements of this section are met.

B. Minimum/Maximum Parking Requirements by Use – Specified Uses.

1. Number of Parking Stalls. The requirements of this section for the number of parking stalls apply to each new use and to each new tenant.

2. Parking Standards for EG – TOD Land Use District – Chart 20.250.080.B.2.

Chart 20.250.080.B.2 – PARKING STANDARDS FOR EASTGATE TRANSIT ORIENTED DEVELOPMENT LAND USE DISTRICT (6) (7)

<u>Use</u>	<u>Unit of Measure</u>	<u>EG-TOD</u>	
		<u>Min.</u>	<u>Max.</u>
a. <u>Financial institution</u>	<u>Per 1,000 nsf</u>	<u>2.0</u>	<u>3.0/3.5 (1)</u>
b. <u>Manufacturing/assembly</u>	<u>Per 1,000 nsf</u>	<u>1.0</u>	<u>2.0</u>
c. <u>Home furnishing retail and major appliances retail</u>	<u>Per 1,000 nsf</u>	<u>1.5</u>	<u>3.0</u>
d. <u>Manufacturing/assembly (other than high technology/light industry)</u>	<u>Per 1,000 nsf</u>	<u>1.0</u>	<u>1.5</u>

		EG-TOD	
<u>Use</u>	<u>Unit of Measure</u>	<u>Min.</u>	<u>Max.</u>
<u>e.</u> <u>Office: Business services/professional services/general office</u>	<u>Per 1,000 nsf</u>	<u>2.0</u>	<u>3.0/3.5 (1)</u>
<u>f.</u> <u>Office: Medical/dental/health-related services</u>	<u>Per 1,000 nsf</u>	<u>3.5</u>	<u>4.0/4.5 (1)</u>
<u>g.</u> <u>Residential</u>	<u>Per unit</u>	<u>0.75(5)</u>	<u>2.0</u>
<u>h.</u> <u>Restaurant and bar (3)</u>	<u>Per 1,000 nsf</u>	<u>5.0 (4)</u>	<u>15.0</u>
<u>i.</u> <u>Retail, personal service, shopping center</u>	<u>Per 1,000 nsf</u>	<u>2.5 (4)</u>	<u>4.5</u>
<u>j.</u> <u>Retail and personal service in mixed-use development (2, 3)</u>	<u>Per 1,000 nsf</u>	<u>2.0</u>	<u>3.5</u>
<u>k.</u> <u>Senior housing: Nursing home</u>	<u>Per patient bed</u>	<u>0.25</u>	<u>0.75</u>
<u>l.</u> <u>Senior housing: Senior citizen dwelling or congregate care</u>	<u>Per living unit</u>	<u>0.25</u>	<u>1.0</u>
<u>m.</u> <u>Wholesale, warehouse</u>	<u>Per 1,000 nsf</u>	<u>1.5</u>	<u>2.0</u>

Notes applicable to parking standards for EG - TOD (Chart 20.25O.080.B.2):

(1) The maximum parking ratio for financial institutions and office uses in Chart 20.25O.080.B.2.a and e may be increased from 3.0 to 3.5 per 1,000 nsf and in Chart 20.25O.080.B.2.f from 4.0 to 4.5 per 1,000 nsf as follows:

a. For off-site parking, the additional 0.5 per 1,000 nsf increment shall be provided in an interim surface parking configuration no more than 500 feet away from the site. The interim parking will have a sunset clause of 10 years, or such other period approved through a phasing plan, Part 20.30V LUC; or

b. For on-site parking, the additional 0.5 per 1,000 nsf increment may be constructed on-site if it is part of an approved phasing plan, Part 20.30V LUC, and dedicated for a portion of the parking requirement for a future phase of the project.

(2) If retail and personal service space in a mixed-use development exceeds 25 percent of the net square footage of the development, the retail, personal service, and shopping center parking requirements in Chart 20.25O.080.B.2.i apply to the entire retail and personal service space.

(3) If restaurant and/or bar uses exceed 25 percent of the total net square footage of a retail, shopping center, or mixed-use development, the restaurant and bar requirements in Chart 20.25O.080.B.2.h apply to the entire restaurant and/or bar space.

(4) No parking is required for retail and restaurant and/or bar uses under 2,000 nsf when the use is: directly adjacent to a public on-street parking supply of at least 20 spaces within 500 feet, or within 1,000 feet of a public parking garage, or within 500 feet of a light rail or bus rapid transit station.

(5) The minimum requirement for up to and including one bedroom apartment units available to persons earning 60 percent or less than the median income as determined by the United States Department of Housing and Urban Development for the Seattle Metropolitan Statistical Area is 0.25 stalls per unit. An agreement to restrict the rental or sale of any such units to an individual earning 60 percent or less of the median income shall be recorded with King County.

(6) Vanpool/Carpool Facilities. The applicant shall provide a vanpool/carpool loading facility that is outside of required driveway or parking aisle widths and that is contained within the required parking and circulation areas. The facility shall be adjacent to an entrance door to the structure served by the parking, or as nearly so as possible after barrier-free access parking has been provided, and shall be consistent with all applicable design guidelines.

(7) Tandem/Stacked Parking Stalls. The applicant may use tandem/stacked parking stalls to exceed the minimum parking requirement, so long as the maximum parking requirement is not exceeded.

C. Off-Site Accessory Parking. The Director may approve off-site accessory parking to meet the minimum and up to the maximum parking allowed to serve a specific use if the following criteria are met:

1. Adequate visitor parking is provided on the subject property;
2. Adequate pedestrian, van, or shuttle connections between the sites exists;
3. On-site signage is provided regarding accessory parking location;
4. The use being served is within 500 feet of a light rail, bus, or bus transit station; and
5. The off-site parking is within one-quarter mile of the use being served.

D. Parking Structure Performance Standards. The Director may approve a proposal for a parking structure through Design Review if the following criteria are met:

1. Driveway openings are limited to those needed to adequately serve the facility;
2. Exposed parking on the roof of a structure shall not be permitted;
3. Safe pedestrian connection between the parking structure and the public right-of-way exists;
4. Unfinished ceilings visible from the public right-of-way shall be substantially screened from view;
5. Lighting shall utilize cut-off shields to prevent spillover upon adjacent uses and the right-of-way and to conceal the light source; and
6. Design Guidelines of LUC 20.250.100 [to be provided] shall be met.

E. Phased Parking. The property owner may install the required parking spaces in phases pursuant to a phasing plan, Part 20.30V LUC. Each phased parking installation must include the approved minimum to meet the parking requirements for the completed phases of the development for which the parking is provided. The phasing schedule must specifically indicate when all parking approved pursuant to this section will be provided.

1. Location. Phased parking may be located off site if the criteria of subsection C of this section are met.

2. Assurance Device. The Director may require an assurance device pursuant to LUC 20.40.490 to ensure compliance with the requirements and intent of subsection C of this section.

F. Director's Authority to Modify Required Parking.

1. The Director may modify the minimum or maximum parking ratio for any use identified in LUC 20.250.080.B as follows:

a. The modified parking ratio is supported by a parking demand analysis including but not limited to:

i. Documentation supplied by the applicant regarding actual parking demand for the proposed use; or

ii. Evidence in available planning and technical studies relating to the proposed use; or

iii. Required parking for the proposed use as determined by other comparable jurisdictions.

b. The proposal does not result in any adverse impact beyond the site; and

c. A shared parking agreement is executed pursuant to LUC 20.20.590.I, for any Shared Use of Parking.

2. Periodic Review. The Director may require periodic review of the reduced parking supply to ensure the terms of the approval are being met.

3. Assurance Device. The Director may require an assurance device pursuant to LUC 20.40.490 to ensure compliance with the requirements and intent of subsection F.1 of this section.

G. Bicycle Parking. Bicycle parking is required for all uses permitted in the EG-TOD Land Use District pursuant to the following standards:

1. Ratio.

a. One space per 10,000 nsf for nonresidential uses greater than 20,000 nsf.

b. One space per every 10 dwelling units for residential uses.

2. Location. Minimum bicycle parking requirement shall be provided on site.

3. Covered spaces. At least 50 percent of required parking shall be protected from rainfall by cover.

4. Racks. The rack(s) shall be securely anchored and a bicycle six feet long can be securely held with its frame supported so the bicycle cannot be pushed or fall in a manner that will damage the wheels or components.

5. Size Requirement. Each required bicycle parking space shall be accessible without moving another bicycle.

H. Unspecified Uses. The Director shall establish the minimum number of parking spaces required and may establish the maximum number of parking spaces allowed for any use not specified in LUC 20.25O.080.B. The Director may consider but is not limited to the following in establishing parking requirements for an unspecified use:

1. Documentation supplied by the applicant regarding actual parking demand for the proposed use; or
2. Evidence in available planning and technical studies relating to the proposed use; or
3. Required parking for the proposed use as determined by other comparable jurisdictions.

20.25O.090 Eastgate Transit Oriented Development Land Use District Street Standards.

[To be provided.]

20.25O.100 Design Guidelines.

[To be provided.]